

AGENDA
Wednesday, May 15, 2019
METROPOLITAN COUNCIL ZONING MEETING
3:30 PM Presentations and Special Recognitions
4:00 PM Metropolitan Council Meeting
Governmental Building
Room 348

ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS

The rules for conducting such public hearings are as follows:

- 1) This is a public meeting. In accordance with Title 1, Sections 1.2(c)(9) and 1.7(a) of the Code of Ordinances, all items on this agenda are open for public comment. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and complete necessary information, prior to the meeting, on either of the two monitors located in the lobby outside the chambers. If arriving after 4:00, fill out a request to speak card indicating which item you wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has completed the electronic form or filled out a card will be called on to speak for the amount of time so designated by the Pro-Tem.
- 2) The proponents will speak first, then the opponents. Each speaker will be allowed not more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
- 3) The proponents will be allowed three minutes for rebuttal.
- 4) The Council Members may ask questions and make comments but are urged to cooperate in an effort to spend not more than 30 minutes on any one zoning case.

CALL TO ORDER

ROLL CALL

AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958," AS AMENDED SO AS TO:

1. 19-00407 **PA-3-19 2615 Spain Street**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Mixed Use on property located on the south side of Spain Street, on Lots B and C, of the Prince Taylor Tract. Section. 74, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Recommend approval, based upon an examination of the area in a greater level of detail than was done at the time of plan approval

COMMISSION ACTION: Motion to approve carried, 9-0

Related to Case 23-19

[Application](#) [Staff Report](#)

2. 19-00408 **Case 23-19 2623 Government Street**
 To rezone from Transition (B1) and Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the north side of Government Street, to the west of South Eugene Street, on the Frame Shop Lot, and a portion of Lots B, C, all of the Prince Taylor Tract. Section. 74, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
Related to PA-3-19
[Application](#) [Staff Report](#)
3. 19-00409 **TA-7-19 Chapter 4, Site Plans and Plats**
 To repeal Chapter 4, Permits and Final Plat Approval, and replace with new Chapter 4, Site Plans and Plats.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code
COMMISSION ACTION: Motion to approve carried, 9-0
[Staff Report](#)
4. 19-00410 **TA-8-19 Chapter 1, General Processes**
 To revise Chapter 1, Processes deleting provisions that deal with the subdivision of land that are being incorporated into Chapter 4, Site Plans and Plats, and adding provisions regarding interpretation of the UDC that are being relocated from Chapter 6, Enforcement.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code
COMMISSION ACTION: Motion to approve carried, 9-0
[Staff Report](#)
5. 19-00411 **TA-9-19 Chapter 6, Enforcement**
 To repeal Chapter 6, Enforcement and Review, and replaces it with a new Chapter 6, Enforcement.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code
COMMISSION ACTION: Motion to approve carried, 9-0
[Staff Report](#)
6. 19-00412 **TA-10-19 Section 3.1.4 Coordination with Others**
 To require projects within the Zachary and Central School Districts to receive recommendations from the municipalities Planning and Zoning Commission.
PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code
COMMISSION ACTION: Motion to approve carried, 9-0
[Staff Report](#)
7. 19-00413 **Case 19-19 1683 O'Neal Lane**
 To rezone from Rural to Commercial Warehousing Three (CW3) on property located on the east side of O'Neal Lane, to the north of Interstate 12, on Tract HB-1 of Robert B. Aldrich Property. Section 10, T7S, R2E, GLD, EBRP, LA. (Council District 9 - Hudson)
COMMISSION ACTION: Motion to defer to June 17 carried, 9-0
[Application](#)

8. 19-00414 **Case 22-19 14161 Florida Boulevard**
 To rezone from Heavy Commercial (C2) and Light Industrial (M1) to Light Industrial (M1) on property located on the north side of Florida Boulevard, to the east of North Flannery Road, on Lot 35 of Florida Highway Acres Subdivision. Section 5, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Cover Letter](#) [Staff Report](#)
9. 19-00415 **Case 24-19 15911 Tiger Bend Road**
 To rezone from Rural to Zero Lot Line (A2.6) on property located on the north side of Tiger Bend Road, to the west of Antioch Road on Tract 1-A of the J. A. Redhead Tract. Section 61, T7S, R2E, GLD, EBRP, LA. (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
10. 19-00417 **ISPUD-3-19 Mid City Redevelopment Alliance**
 Proposed four single family residential lots on property located south of Main Street, north of Laurel Street and west side of N 24th Street, on Lots 8, 9, 10, 11, and 12, of the Parkview Subdivision. Section 47, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#) [Plans](#)
11. 19-00418 **ISPUD-4-19 Hotel Lincoln**
 Proposed mixed use development on an existing building that includes multifamily residential, restaurant with alcohol consumption and retail sales on property located on the southwest quadrant of Spain Street and Eddie Robinson Sr. Drive, to the north of Government Street on the N ½ of Lot 5, Square 215 or 4, Lorente Town Subdivision. Section 49, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#) [Plans](#)
12. 19-00433 **PUD-1-14 River District Concept Plan Extension**
 Request to extend the current concept plan for 12 months, on property located west and east of Nicholson Drive, on Lots 1 through 24, Square 308 of the Nicholson Drive Estates Subdivision; Lots 36, 37-A-1, 38-A of the Magnolia Terrace Subdivision; Lots A through E, F-1-1-2, 44, 46, 48, 50, 52, 54, Estate D, Square 108; Lots 30 and 30, Square 156; Lots 1-A, East ½ of 6, 7 through 23, 24-A, 26 and Tract E.B. Moore et al, Square 300; Lots 10 through 21, Square 301; Lots A, B, 2-A, 2-B, Square 307; and Tract 153-A and an Undesignated Tract of the South Baton Rouge Subdivision (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Planning Staff certifies that the proposed request meets the minimum requirements of the UDC
COMMISSION ACTION: No hearing before the Planning Commission required, per UDC Section 8.216.H.4.a

[Memo to Metro Council](#) [PUD-1-14 MC Report](#) [PUD-1-14 Approved Concept Plan](#)
[Aerial Map](#) [Zoning Map](#)

13. 19-00436 **RV-6-19 Highlandia Revocation**

A request to revoke a 30 foot servitude, located north of Highlandia Drive and east of Lavo Lane, on Lots 29-A-1 and 31-A of the Highlandia Subdivision (Council District 3 - Loupe)

PLANNING STAFF FINDINGS: Planning Staff certifies that the proposed request meets the minimum requirements of the UDC

COMMISSION ACTION: No hearing before the Planning Commission required, per UDC Section 4.13.D

[LONO from Dept of Development](#) [Exhibit](#) [Aerial Map](#) [Zoning Map](#) [RV-6-19 MC Report](#) [Memo to Metro Council](#)

14. 19-00437 **RV-7-19 Meadow Lea Revocation**

A request to revoke a portion of a 15 foot servitude, located north of the intersection of Belvedere Drive and Bluebell Drive, on Lots 55, 56 and 57 of the Meadow Lea Subdivision, 2nd Filing (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Planning Staff certifies that the proposed request meets the minimum requirements of the UDC

COMMISSION ACTION: No hearing before the Planning Commission required, per UDC Section 4.13.D

[Aerial Map](#) [Zoning Map](#) [Exhibit](#) [LONO from Dept of Development](#) [LONO from Dept of Transportation and Drainage](#) [Memo to Metro Council](#) [RV-7-19 MC Report](#)

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